

Fill in this information to identify your case:

United States Bankruptcy Court for the:

WESTERN DISTRICT OF WASHINGTON

Case number (if known)

Chapter 11

☐ Check if this an amended filing

Official Form 201

Voluntary Petition for Non-Individuals Filing for Bankruptcy

04/20

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and the case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name V.S. Investment Assoc LLC

2. All other names debtor used in the last 8 years

Include any assumed names, trade names and doing business as names

V S Investments Assoc, LLC

3. Debtor's federal Employer Identification Number (EIN) 46-2404980

4. Debtor's address

Principal place of business

Mailing address, if different from principal place of business

4415 Priest Point Dr. NW  
Marysville, WA 98271-6814

Number, Street, City, State & ZIP Code

Snohomish

County

P.O. Box, Number, Street, City, State & ZIP Code

Location of principal assets, if different from principal place of business

2463, 2465, 2467 and 2469 South College Street  
Seattle, WA 98144

Number, Street, City, State & ZIP Code

5. Debtor's website (URL)

6. Type of debtor

☒ Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))

☐ Partnership (excluding LLP)

☐ Other. Specify:

## 7. Describe debtor's business

## A. Check one:

- ☐ Health Care Business (as defined in 11 U.S.C. § 101(27A))
- ☐ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
- ☐ Railroad (as defined in 11 U.S.C. § 101(44))
- ☐ Stockbroker (as defined in 11 U.S.C. § 101(53A))
- ☐ Commodity Broker (as defined in 11 U.S.C. § 101(6))
- ☐ Clearing Bank (as defined in 11 U.S.C. § 781(3))
- ☒ None of the above

## B. Check all that apply

- ☐ Tax-exempt entity (as described in 26 U.S.C. §501)
- ☐ Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. §80a-3)
- ☐ Investment advisor (as defined in 15 U.S.C. §80b-2(a)(11))

## C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor.

See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.

## 8. Under which chapter of the Bankruptcy Code is the debtor filing?

## Check one:

- ☐ Chapter 7
- ☐ Chapter 9

☒ Chapter 11. Check **all** that apply:

A debtor who is a "small business debtor" must check the first sub-box. A debtor as defined in § 1182(1) who elects to proceed under subchapter V of chapter 11 (whether or not the debtor is a "small business debtor") must check the second sub-box.

- ☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D), and its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,725,625. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- ☐ The debtor is a debtor as defined in 11 U.S.C. § 1182(1), its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$7,500,000, **and it chooses to proceed under Subchapter V of Chapter 11**. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return, or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- ☐ A plan is being filed with this petition.
- ☐ Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
- ☐ The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the *Attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11* (Official Form 201A) with this form.
- ☐ The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

- ☐ Chapter 12

## 9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?

☒ No.☐ Yes.

If more than 2 cases, attach a separate list.

District	_____	When	_____	Case number	_____
District	_____	When	_____	Case number	_____

## 10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?

☒ No☐ Yes.

List all cases. If more than 1, attach a separate list

Debtor	_____	Relationship	_____
District	_____	When	_____
		Case number, if known	_____

**11. Why is the case filed in this district?***Check all that apply:*

- ☒ Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.
- ☐ A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

**12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?**☒ No☐ Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.**Why does the property need immediate attention?** *(Check all that apply.)*☐ It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.

What is the hazard? \_\_\_\_\_

☐ It needs to be physically secured or protected from the weather.☐ It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).☐ Other \_\_\_\_\_**Where is the property?** \_\_\_\_\_

Number, Street, City, State &amp; ZIP Code

**Is the property insured?**☐ No☐ Yes. Insurance agency \_\_\_\_\_

Contact name \_\_\_\_\_

Phone \_\_\_\_\_

**Statistical and administrative information****13. Debtor's estimation of available funds***Check one:*

- ☒ Funds will be available for distribution to unsecured creditors.
- ☐ After any administrative expenses are paid, no funds will be available to unsecured creditors.

**14. Estimated number of creditors**☒ 1-49☐ 50-99☐ 100-199☐ 200-999☐ 1,000-5,000☐ 5001-10,000☐ 10,001-25,000☐ 25,001-50,000☐ 50,001-100,000☐ More than 100,000**15. Estimated Assets**☐ \$0 - \$50,000☐ \$50,001 - \$100,000☐ \$100,001 - \$500,000☐ \$500,001 - \$1 million☒ \$1,000,001 - \$10 million☐ \$10,000,001 - \$50 million☐ \$50,000,001 - \$100 million☐ \$100,000,001 - \$500 million☐ \$500,000,001 - \$1 billion☐ \$1,000,000,001 - \$10 billion☐ \$10,000,000,001 - \$50 billion☐ More than \$50 billion**16. Estimated liabilities**☐ \$0 - \$50,000☐ \$50,001 - \$100,000☐ \$100,001 - \$500,000☐ \$500,001 - \$1 million☒ \$1,000,001 - \$10 million☐ \$10,000,001 - \$50 million☐ \$50,000,001 - \$100 million☐ \$100,000,001 - \$500 million☐ \$500,000,001 - \$1 billion☐ \$1,000,000,001 - \$10 billion☐ \$10,000,000,001 - \$50 billion☐ More than \$50 billion

Debtor **V.S. Investment Assoc LLC**  
Name

Case number (if known)

**Request for Relief, Declaration, and Signatures**

**WARNING** -- Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

**17. Declaration and signature  
of authorized  
representative of debtor**

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on **May 29, 2020**  
MM / DD / YYYY

**X /s/ Valentin Stelmakh**  
Signature of authorized representative of debtor  
  
Title **Member**

**Valentin Stelmakh**  
Printed name

**18. Signature of attorney**

**X /s/ Brad Puffpaff**  
Signature of attorney for debtor

Date **May 29, 2020**  
MM / DD / YYYY

**Brad Puffpaff 46434**  
Printed name

**Bountiful Law PLLC**  
Firm name

**4620 200th Street  
Suite D  
Lynnwood, WA 98036**  
Number, Street, City, State & ZIP Code

Contact phone **425-775-9700** Email address

**46434 WA**  
Bar number and State

**Fill in this information to identify the case:**Debtor name **V.S. Investment Assoc LLC**United States Bankruptcy Court for the: **WESTERN DISTRICT OF WASHINGTON**

Case number (if known): \_\_\_\_\_

☐ Check if this is an amended filing**Official Form 204****Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders****12/15**

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Alpine Homes NW LLC 24106 7th Ave SE Bothell, WA 98021-9309		Notice Only				\$0.00
BRMK Lending LLC 1420 5TH AVE STE 2000 Seattle, WA 98101-1348		2463, 2465, 2467, and 2469 South College Street, Seattle, WA 98144		\$3,722,105.46	\$3,273,000.00	\$449,105.46
City of Seattle Department of Finance 700 Fifth Avenue #4250 Seattle, WA 98104		Notice				\$0.00
Cyan Funding LLC 3000 Northup Way Suite 100 Bellevue, WA 98004		319 75th St, Everett, WA 98203		\$925,000.00	\$457,800.00	\$467,200.00
Department of Transportation State of Washington PO Box 47300 Olympia, WA 98504		Notice				\$0.00
Dept of Labor & Industries PO Box 44170 Olympia, WA 98504		Notice				\$0.00
Ecocline Exc. & Utilities LLC 13822 NE 80th St Redmond, WA 98052-4040		2463, 2465, 2467, and 2469 South College Street, Seattle, WA 98144		\$137,205.00	\$3,273,000.00	\$137,205.00

Debtor **V.S. Investment Assoc LLC**  
Name

Case number (if known)

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services,	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
INTERNAL REVENUE SERVICE SPECIAL PROCEDURES 915 1st AVE M/S 244 Seattle, WA 98174		Notice				\$0.00
Jacob Stelmarkh 10405 3rd Ave SE Everett, WA 98208		Business Loan				\$150,000.00
James H Allendoerfer 1322 Avenue D Snohomish, WA 98290		Notice				\$0.00
Joseph Stelmarkh 10405 3rd Ave SE Everett, WA 98208		Business Loan				\$185,000.00
King County Treasury Operation 500 Fourth Avenue Room 600 Seattle, WA 98104		Notice				\$0.00
Paul Fedoroy 2227 Merchant Way Everett, WA 98208		business loan				\$13,300.00
Paul Greben 24106 7th Ave SE Bothell, WA 98021-9309		2463, 2465, 2467, and 2469 South College Street, Seattle, WA 98144		\$598,500.00	\$3,273,000.00	\$598,500.00
Sandler Architects LLC 927 Rainier Ave S. Seattle, WA 98144-2839		319 75th St, Everett, WA 98203		Unknown	\$457,800.00	Unknown
Seattle Dept of Construction and Inspections 700 5th Avenue Suite 2000 Seattle, WA 98124-4019		notice				\$0.00
Seattle Dept of Transportation PO Box 34996 Seattle, WA 98124-4996		Notice				\$0.00
Seattle Public Utilities 700 5th Avenue Seattle, WA 98104		Notice				\$0.00

Debtor **V.S. Investment Assoc LLC**  
Name

Case number (if known)

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services,	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Serhiy Pashchuk 29759 3rd Ave S Federal Way, WA 98003		Notice				\$0.00
Stay Cool AC & Heating 29759 3rd Ave S Federal Way, WA 98003		Services				\$12,300.00

ALPINE HOMES NW LLC  
24106 7TH AVE SE  
BOTHELL, WA 98021-9309

ARNIE WILLIG  
HACKER & WILLIG, PLLC  
520 PIKE STREET, SUITE 2500  
SEATTLE, WA 98101

BRMK LENDING LLC  
1420 5TH AVE STE 2000  
SEATTLE, WA 98101-1348

BRMK LENDING LLC  
C/O RSC CORPORATION  
1201 3RD AVE STE 3400  
SEATTLE, WA 98101-3268

CITY OF SEATTLE  
DEPARTMENT OF FINANCE  
700 FIFTH AVENUE #4250  
SEATTLE, WA 98104

CITY OF SEATTLE  
DEPT OF PLANNING AND DEV  
700 5TH AVE SUITE 1800  
SEATTLE, WA 98124-4019

CYAN FUNDING LLC  
3000 NORTHUP WAY  
SUITE 100  
BELLEVUE, WA 98004

DEPARTMENT OF TRANSPORTATION  
STATE OF WASHINGTON  
PO BOX 47300  
OLYMPIA, WA 98504

DEPT OF LABOR & INDUSTRIES  
PO BOX 44170  
OLYMPIA, WA 98504

DEPT. OF JUSTICE TAX DIVISION  
PO BOX 683  
BEN FRANKLIN STATION  
WASHINGTON, DC 20217



ECOCLINE EXC. & UTILITIES LLC  
13822 NE 80TH ST  
REDMOND, WA 98052-4040

FIRST FINANCIAL NORTHWEST BANK  
PO BOX 360  
RENTON, WA 98057-0360

INTERNAL REVENUE SERVICE  
SPECIAL PROCEDURES  
915 1ST AVE  
M/S 244  
SEATTLE, WA 98174

INTERNAL REVENUE SERVICE  
INSOLVENCY SECTION  
PO BOX 21125  
PHILADELPHIA, PA 19114

INTERNAL REVENUE SERVICE  
ACS SUPPORT  
PO BOX 24017  
FRESNO, CA 93779

JACOB STELMARKH  
10405 3RD AVE SE  
EVERETT, WA 98208

JAMES H ALLENDOERFER  
1322 AVENUE D  
SNOHOMISH, WA 98290

JOSEPH STELMARKH  
10405 3RD AVE SE  
EVERETT, WA 98208

KING COUNTY ATTORNEY  
KING COUNTY COURTHOUSE  
516 THIRD AVENUE RM W554  
SEATTLE, WA 98104-2362

KING COUNTY TREASURY OPERATION  
500 FOURTH AVENUE  
ROOM 600  
SEATTLE, WA 98104

PAUL FEDOROY  
2227 MERCHANT WAY  
EVERETT, WA 98208

PAUL GREBEN  
24106 7TH AVE SE  
BOTHELL, WA 98021-9309

PBRELF I, LLC  
ONE UNION SQUARE  
600 UNIVERSITY STREET  
STE 1800  
WA 98910-1000

SANDLER ARCHITECTS LLC  
927 RAINIER AVE S.  
SEATTLE, WA 98144-2839

SEATTLE CITY ATTORNEY'S OFFICE  
701 FIFTH AVENUE  
SUITE 2050  
SEATTLE, WA 98104

SEATTLE DEPT OF CONSTRUCTION  
AND INSPECTIONS  
700 5TH AVENUE  
SUITE 2000  
SEATTLE, WA 98124-4019

SEATTLE DEPT OF TRANSPORTATION  
PO BOX 34996  
SEATTLE, WA 98124-4996

SEATTLE PUBLIC UTILITIES  
700 5TH AVENUE  
SEATTLE, WA 98104

SERHIY PASHCHUK  
29759 3RD AVE S  
FEDERAL WAY, WA 98003

SNOHOMISH COUNTY PUD  
PO BOX 1107  
EVERETT, WA 98206-1100

SNOHOMISH COUNTY TREASURER  
3000 ROCKEFELLER AVE  
M/S 501  
EVERETT, WA 98201

STATE OF WA DOR  
PO BOX 4400  
OLYMPIA, WA 98504

STAY COOL AC & HEATING  
29759 3RD AVE S  
FEDERAL WAY, WA 98003

STUART HEATH  
ELLIOTT BAY ASSET SOLUTIONS  
2535 152ND AVENUE NE  
SUITE B2  
REDMOND, WA 98052

UNITED STATES ATTORNEY  
ATTN: BANKRUPTCY ASSISTANT  
700 STEWART STREET, ROOM 5220  
SEATTLE, WA 98101

VERISTONE FUNDING LLC  
6725 116TH AVENUE NE  
SUITE 210  
KIRKLAND, WA 98033

**United States Bankruptcy Court  
Western District of Washington**

In re **V.S. Investment Assoc LLC**

Debtor(s)

Case No.

Chapter

**11**

**CORPORATE OWNERSHIP STATEMENT (RULE 7007.1)**

Pursuant to Federal Rule of Bankruptcy Procedure 7007.1 and to enable the Judges to evaluate possible disqualification or recusal, the undersigned counsel for **V.S. Investment Assoc LLC** in the above captioned action, certifies that the following is a (are) corporation(s), other than the debtor or a governmental unit, that directly or indirectly own(s) 10% or more of any class of the corporation's(s') equity interests, or states that there are no entities to report under FRBP 7007.1:

☒ None [*Check if applicable*]

**May 29, 2020**

Date

**/s/ Brad Puffpaff**

**Brad Puffpaff 46434**

Signature of Attorney or Litigant

Counsel for **V.S. Investment Assoc LLC**

**Bountiful Law PLLC**

**4620 200th Street**

**Suite D**

**Lynnwood, WA 98036**

**425-775-9700 Fax:425-645-8088**